

Official Record

Recording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$936.00

Recorded By: HB

Book- 304 Page- 0462



A.P.N.: 012-170-10; -19; -20; -29; -30; 002-
041-01, 002-051-01 & 002-081-01,
Order No. 18482 002-171-01
R.P.T.T. \$936.00

RECORDING REQUESTED BY:

Mesquite Title Company

AND WHEN RECORDED MAIL TAX

STATEMENT TO:

Robert Mathews
PO Bx 426
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Bulloch Farms, LLC, a Nevada limited liability company

do(es) hereby GRANT, BARGAIN and SELL to
Robert J. Mathews and Carol L. Mathews, husband and wife AND Shane R. Mathews and Jenny R.
Mathews, husband and wife ALL as joint tenants

the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"
"NO WATER RIGHTS OR SHARES ARE BEING TRANSFERRED"

SUBJECT
TO:

1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6-20, 2016

Bulloch Farms, LLC, a Nevada limited liability company

By:

[Signature]
Boyd C. Bulloch, Manager/Member

By:

[Signature]
Troy P. Bulloch, Manager



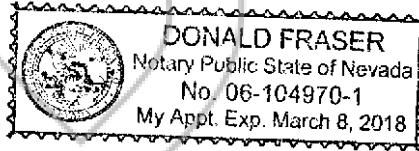
STATE OF Nevada)
):ss.
COUNTY OF Clark)

On the 6 - 20, 2016, personally appeared before me, Boyd C. Bulloch, who being by me duly sworn, did say that he/she is the Manager/Member and Troy P. Bulloch, who being by me duly sworn, did say that he/she is the Manager of Bulloch Farms, LLC, a Nevada limited liability company, and that said instrument was signed by them in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Boyd C. Bulloch and Troy P. Bulloch acknowledged to me that said limited liability company executed the same.

Donald Fraser

NOTARY PUBLIC

My Commission Expires: 03.08.2018





Escrow No: 18482

EXHIBIT "A" GBSD Legal Description

All that certain real property situated in the County of Lincoln, State of Nevada, described as follows:

Parcel 1:

A parcel of land situated within the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian described as follows:

COMMENCING at the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4) of said Section 8;
Thence West 20 feet;
Thence South 20 feet;
Thence East 20 feet;
Thence North 20 feet to the Point of Commencement.

Parcel 2:

The South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian.

EXCEPTING THEREFROM any portion lying within Nevada State Route 319 (Old Hwy 25) right-of-way.

TOGETHER WITH an easement and right-of-way, and incidentals thereto, for an underground irrigation pipeline as granted by Deed recorded July 9, 1971 in Book 2, Page 122 of Official Records.

Parcel 3:

The South Half of the Southwest Quarter of the Northeast Quarter (S1/2 of SW1/4 of NE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian.

EXCEPTING THEREFROM any portion lying within Nevada State Route 319 (Old Hwy 25) right-of-way.

TOGETHER WITH an easement and right-of-way, and incidentals thereto, for an underground irrigation pipeline as granted by Deed recorded July 9, 1971 in Book 2, Page 122 of Official Records.

Parcel 4:

The North Half of the Northwest Quarter of the Southeast Quarter (N1/2 of NW1/4 of SE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, (being identified as Assessor's Parcel No. 012-170-029) excepting therefrom the following three parcels;

EXCEPTING THEREFROM that certain parcel last conveyed by instrument recorded September 10, 2008 as Doc. No. 132583 in Book 244, Page 269 of Official Records, identified by Assessor's Parcel No. 012-170-34.

EXCEPTING THEREFROM all of Parcel One (1) as shown by parcel map recorded as Doc. No. 85081 in Book "B", Page 260 of Official Records, identified as Assessor's Parcel No. 012-170-27.

EXCEPTING THEREFROM a parcel of land situated within the North Half of the Northwest Quarter of the Southeast Quarter (N1/2 of NW1/4 of SE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, being identified as Assessor's Parcel No. 012-170-30, described as follows:



The South line of said parcel being in common with a portion of the North boundary line of that certain parcel last conveyed by instrument recorded September 10, 2008 as Doc. No. 132583 in Book 244, Page 269 of Official Records, identified by Assessor's Parcel No. 012-170-34, said South line being 1098 feet in length, more or less, running East - West;

The East boundary line of said parcel being in common with the West boundary line of Fractional Block 73 of the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records and identified as Assessor's Parcel No. 002-171-01, said East line being 426 feet in length, more or less, running North - South;

The North line of said parcel being parallel to and 426 feet North, more or less, from the South line of said parcel, being 1098 feet in length, more or less;

The West line of said parcel being parallel to and 1098 feet West, more or less, from the East line of said parcel, being 426 feet in length, more or less (being identified as Assessor's Parcel No. 012-170-30).

Parcel 5:

A parcel of land situated within the North Half of the Northwest Quarter of the Southeast Quarter (N1/2 of NW1/4 of SE1/4) of Section 8, Township 2 South, Range 68 East of the Mount Diablo Base and Meridian, Lincoln County, Nevada, being identified as Assessor's Parcel No. 012-170-30, described as follows:

The South line of said parcel being in common with a portion of the North boundary line of that certain parcel last conveyed by instrument recorded September 10, 2008 as Doc. No. 132583 in Book 244, Page 269 of Official Records, identified by Assessor's Parcel No. 012-170-34, said South line being 1098 feet in length, more or less, running East - West;

The East boundary line of said parcel being in common with the West boundary line of Fractional Block 73 of the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records and identified as Assessor's Parcel No. 002-171-01, said East line being 426 feet in length, more or less, running North - South;

The North line of said parcel being parallel to and 426 feet North, more or less, from the South line of said parcel, being 1098 feet in length, more or less;

The West line of said parcel being parallel to and 1098 feet West, more or less, from the East line of said parcel, being 426 feet in length, more or less (being identified as Assessor's Parcel No. 012-170-30).

Parcel 6:

All of Fractional Block 68 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

Parcel 7:

All of Fractional Block 69 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

Parcel 8:

All of Fractional Block 70 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

Parcel 9:

All of Fractional Block 73 as shown by the PANACA TOWN PLAT, recorded in Book "O", Page 583 of Official Records.

State of Nevada
Declaration of Value

Recording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: HB RPTT: \$936.00
Book- 304 Page- 0462

1. Assessor Parcel Number(s)

- a) 012-170-10; -19; -20; -29; -30;
- b) 002-141-01; 002-051-01;
- c) 002-081-01 & 002-171-01
- d)

2. Type of Property:

- a) Vacant Land b) Single Family Res.
- c) Condo. Twnhsd) 2-4 Plex
- e) Apt. Bldg. f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- i) Other

RECORDERS FOR OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

- 3. a. Total Value/Sales Price of Property: \$240,000.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$240,000.00
- d. Real Property Transfer Tax Due \$936.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____ Grantor's Agent _____
 Signature _____ Capacity _____ Grantee's Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Bulloch Farms, LLC
 Name: By: Robert C Sherratt, Agt.
 Address: 9363 Outer Banks Ave.
 City/State/Zip: Las Vegas, Nevada 89149
 Capacity: Grantor

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Shane R., Robert J., Jenny R. and Carol L. Mathews
 Name: By: Robert C Sherratt, Agt.
 Address: PO Bx 426
 City/State/Zip: Panaca, NV 89042
 Capacity: Grantee

Company/Person Requesting Recording
(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company
 Name: 840 Pinnacle Ct. Building 3,
 Mesquite, NV 89027 Esc. #: 18482

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)